

42 **Sec. 134-221. R-1AA-CA and R-1A-CA Intent and purpose.**

43
44 The R-1-AA-CA and R-1-A-CA single-family dwelling districts are exclusively for land
45 that has been annexed from the County and developed under County site standards.

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47 **Sec. 134-222. R-1AA-CA and R-1A-CA Uses permitted.**

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49 The permitted uses within the R1AA-CA and R1A-CA districts shall be the same as the
50 permitted uses set forth for R-1-AA and R-1-A zoning districts in Section 134-219.

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52 **Sec. 134-223. R-1AA-CA and R-1A-CA Special exceptions.**

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54 The special exception uses within the R1AA-CA and R1A-CA districts shall be the same
55 as the special exception uses set forth for R-1-AA and R-1-A zoning districts in Section 134-220.

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57 **Sec. 134-224 – R-1AA-CA and R-1A-CA Site Standards.**

	<u>R-1AA-CA</u>	<u>R-1A-CA</u>
<u>Minimum Lot Area</u>	<u>10,000 square feet</u>	<u>7,500 square feet</u>
<u>Minimum Living Area</u>	<u>1,200 square feet</u>	<u>1,200 square feet</u>
<u>Minimum Lot Width</u>	<u>85 feet</u>	<u>75 feet</u>
<u>Minimum Building Setback</u>		
<u>Front Yard</u>	<u>25 feet</u>	<u>25 feet</u>
<u>Rear Yard</u>	<u>30 feet</u>	<u>30 feet</u>
<u>Side Yard</u>	<u>7.5 feet</u>	<u>7.5 feet</u>
<u>Maximum Height</u>	<u>35 feet</u>	<u>35 feet</u>
<u>Maximum Impervious Surface</u>	<u>45%</u>	<u>45%</u>

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61 **Sec. 134-284. –R-3-CA Intent and purpose.**

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63 The R-3-CA district is exclusively for land zoned R-3 at the time of annexation into the
64 City.

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66 **Sec. 134-285. R-3-CA Uses permitted.**

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68 Only the following uses shall be permitted within any R-3-CA district:
69 (1) Any use permitted in the R-2 district, pursuant to Section 134-255, provided the
70 density does not exceed that allowed by the property’s comprehensive plan future
71 land use designation.

72 (2) Multiple-family dwellings, provided the density does not exceed that allowed by
73 the property’s comprehensive plan future land use designation.

74 (3) Kindergarten and day nurseries.

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76 **Sec. 134-286. R-3-CA Special exceptions.**

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78 The special exception uses within the R-3-CA district shall be the same as the special
79 exception uses set forth for the R-2 district in by Section 134-256.

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81 **Sec. 134-287. – R3-CA Site development standards.**

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83 Site development standards within the R3-CA district shall be the same as required for
84 the R3 district set forth in Section 134-579 with the exception of impervious surface maximum
85 for lots with a one family building (aka single family dwelling). For a one family building lot, a
86 minimum of 40% private open space shall be provided on each lot. Residential private open
87 space for this section is defined as the usable open space on individual lots maintained by the
88 required front, rear and side yards of the residential zoning district and excluding paved
89 driveways, principal and accessory structures; but recreational structures such as, but not limited
90 to, pools, tennis courts and porches can be included in calculating residential open space.

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92 * * *

93 **Sec. 134-439– IND-CA Intent and purpose.**

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95 The IND-CA district is exclusively for land that has been annexed from the County and
96 developed under County Ind-3 site standards.

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98 **Sec. 134-440. - Uses permitted.**

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100 The following uses shall be permitted with the IND-CA district:

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102 (1) Any use permitted in the C-3 wholesale commercial district as set forth in Section
103 134-403.

104 (2) Any other use when, after a review of an application, the city council finds as a
105 fact that the proposed use is consistent with the general zoning plan and with the
106 public interest. Determination shall be after public notice and public hearing.

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108 **Sec. 134-441. - Uses prohibited.**

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110 The following uses are expressly prohibited in the IND-CA district:

111 (1) Non-medical marijuana sales.

112 (2) Cannabis farm.

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Sec 134.442. - Performance standards.

All uses in the IND-CA district shall conform to the standards of performances described below in addition to those standards contained in Article VII of this chapter and shall be so constructed, maintained, and operated as not to be injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazard or glare.

- (1) Floor area ratio (FAR) shall not exceed 0.75.
- (2) Front yards: Twenty-five (25) feet.
- (3) Side yards: Fifteen (15) feet.
- (4) Rear yards: Ten (10) feet.
- (5) Rear yards and side yards may be reduced to zero when the rear or side property lines abut the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities; however, no trackage shall be located nearer than three hundred (300) feet from any residential district.
- (6) Setbacks shall be a minimum of fifty (50) feet from the normal high water elevation on every natural surface water body.
- (7) Maximum building height: Fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use or district.
- (8) Driveways, streets, and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets are not hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts.
- (9) The open storage of equipment, materials or commodities may be permitted, provided such storage shall not be located within any required front or buffer yard; shall be screened from all public streets; and, when located on a lot adjacent to a residential district, shall be screened from such residential district. Such screens may be in the form of walls, fences or landscaping; shall be at least six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed from any point along the public street, right-of-way, or the residential district boundary. When landscaping is used for screening, the height and opacity requirements shall be attained within eighteen (18) months after open storage uses are established.
- (10) The parking of commercial vehicles, such as trucks, cargo trailers and tractors may be permitted on hard surface lots, provided such lots shall not be located in any required landscaped area/buffer yard or within the front fifty (50) percent of any required front yard. Furthermore, such commercial vehicles, when located on a lot abutting a residential district, shall be screened from the residential district. Such screen may be in the form of walls, fences or landscaping; shall be at least

- 154 six (6) feet in height; and shall be at least fifty (50) percent opaque as viewed
155 from any point along the residential district boundary. When landscaping is used
156 for screening, the height and opacity requirements shall be attained within
157 eighteen (18) months after commercial parking lots are established.
- 158 (11) The parking of passenger vehicles shall be permitted in any required yard except
159 the front fifty (50) percent of required front yards and portions of the landscaped
160 areas/buffer yards as otherwise required by Chapter 114.
- 161 (12) An increased setback not less than sixty (60) feet in width shall be provided along
162 each I-CA industrial district boundary line which abuts any residential zoning
163 district. Specific landscaping within the setback area shall be in accordance with
164 Chapter 114 of this Code. That portion of the setback area that is not required to
165 be landscaped shall not be used for processing activities, buildings or structures
166 other than fences, walls or off-street parking.
- 167 (13) Within 300 feet of a residential district, all processes and storage, except of
168 passenger vehicles, shall be in completely closed buildings. Processes and storage
169 located at a greater distance shall be effectively screened by a solid wall or fence
170 at least eight feet in height, but in no case lower in height than the enclosed
171 process or storage. (THIS IS FROM THE CITY)
- 172 (14) Fire and safety hazard. Each use shall be operated so as to minimize the danger
173 from fire and explosion.
- 174 a. All uses storing, processing or producing free or active burning material shall
175 be located entirely within buildings or structures having exterior
176 incombustible walls, and all such buildings shall be set back at least 250 feet
177 from all lot lines.
- 178 b. All materials or products which produce flammable or explosive vapors or
179 gases under ordinary weather conditions shall not be permitted within 100 feet
180 of any lot line.
- 181 c. All buildings and structures containing explosives shall be set back from all
182 property lines at least 100 feet.
- 183 (15) Electrical disturbance and radioactivity. Each use shall be so operated as to
184 prevent the emission of quantities of radioactive materials in excess of limits
185 established as safe by the United States Bureau of Standards.

186
187 **Sec. 134-443. Other Ind-3-CA requirements.**
188

- 189 (1) Landscaping/buffer yards/open space. As set forth in the City Code, Chapter 114
190 (Landscape and Buffer Regulations).
- 191 (2) Parking. As set forth in the City Code, Chapter 134, article V (Parking
192 Standards).
- 193 (3) Signage. As set forth in the City Code, Chapter 122 (Sign Regulations).

194 (4) Development permits. As set forth in the City Code, Chapter 134, Article II,
195 Division 4 (Site Plan Review).

196 * * *

198 **SECTION THREE.** The provisions of this Ordinance shall be codified as and become
199 and be made a part of the Code of Ordinances of the City of Edgewood.

201 **SECTION FOUR.** If any section, sentence, phrase, word or portion of this ordinance
202 is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
203 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
204 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

206 **SECTION FIVE.** All ordinances that are in conflict with this Ordinance are hereby
207 repealed.

209 **SECTION SIX.** This Ordinance shall become effective immediately upon its passage and
210 adoption.

212 **PASSED AND ADOPTED** this _____ day of _____, 2022, by the City
213 Council of the City of Edgewood, Florida.

215 PASSED ON FIRST READING: _____

217 PASSED ON SECOND READING: _____

Richard A. Horn, Council President

224 *ATTEST:*
225 _____
226
227 Sandra Riffle
228 Interim City Clerk